

Local Market Update through May 2019

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



Gateway

Includes data from New Dorp, Oakwood, Oakwood Beach, Oakwood Heights, Bay Terrace, Great Kills and Eltingville

+ 6.1%

Year-Over-Year Change in New Listings

- 8.2%

Year-Over-Year Change in Closed Sales

- 0.4%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 5-2018	Thru 5-2019	+ / -	Thru 5-2018	Thru 5-2019	+ / -
New Listings	345	366	+ 6.1%	498	548	+ 10.0%
Pending Sales	198	213	+ 7.6%	293	298	+ 1.7%
Closed Sales	158	145	- 8.2%	296	237	- 19.9%
Lowest Sale Price*	\$110,000	\$110,000	0.0%	\$75,000	\$110,000	+ 46.7%
Median Sales Price*	\$562,000	\$560,000	- 0.4%	\$555,000	\$562,500	+ 1.4%
Highest Sale Price*	\$990,000	\$1,100,000	+ 11.1%	\$1,350,000	\$1,100,000	- 18.5%
Percent of Original List Price Received*	95.4%	94.0%	- 1.5%	95.6%	94.0%	- 1.7%
Inventory of Homes for Sale	290	335	+ 15.8%	--	--	--
Months Supply of Inventory	4.0	5.5	+ 36.4%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

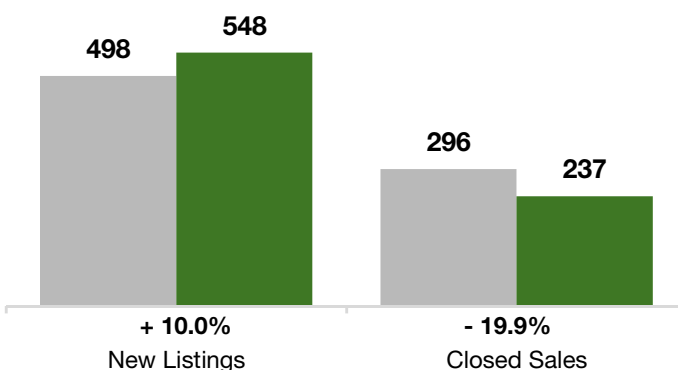
Last 3 Months

■ Thru 5-2018
■ Thru 5-2019



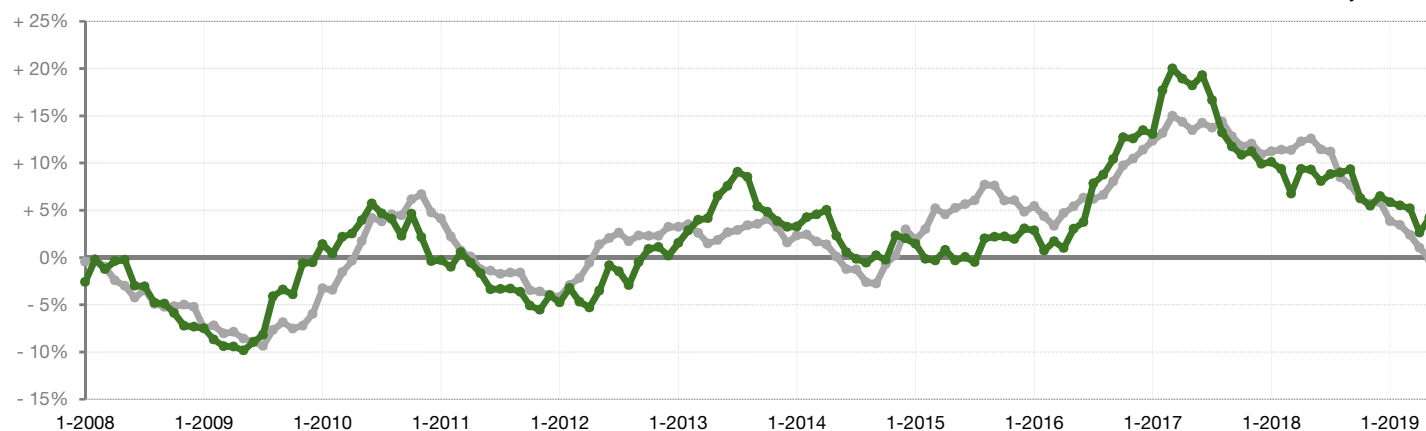
Year to Date

■ Thru 5-2018
■ Thru 5-2019



Change in Median Sold Price from Prior Year (6-Month Average)**

All MLS —
Gateway —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of June 5, 2019. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2019 ShowingTime.